

Responses to Comments

DPO email dated 23 Feb 2026 and 4 March 2026	
<u>Key Comments</u>	<u>Responses</u>
<p>1. In order to ensure that the continuous setback along this stretch of Kimberley Road could be realised in the future, please clarify whether you will undertake to remove any obstructions with the adjacent lot(s) (e.g. party wall(s) and landscaping on the party wall(s)) if and when the adjacent lot(s) are redeveloped. Similarly, please clarify whether the proposed canopy will rely on structural support from the party wall(s) or whether it will solely be cantilevered from the proposed building.</p>	<p>Please be clarified that:-</p> <ol style="list-style-type: none"> 1. There is no party wall at the proposed setback area within the captioned lot in Appendix 1. 2. The landscaping features at the setback area within the captioned lot can be removed as per request if the continuous setback along this stretch of Kimberley Road is to be realized. 3. The proposed canopy will solely cantilever from the proposed building and there is no other structural element at the proposed setback areas. <p>Revised MLP and Perspectives in Appendix 1.</p>
<p>2. Please provide technical/operational justifications and actual examples (for similar hotel developments in Hong Kong and/or the region) for the following proposed floor-to-floor heights. Without pre-empting your justifications and actual examples, the proposed floor-to floor height for the proposed Ground Floor appears to be somewhat excessive:</p>	<p>Please find below justifications and actual examples:-</p>

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<ul style="list-style-type: none"> ➤ 9.0m for the Ground Floor (Entrance Lobby); 	<p>Non-domestic main common entrance lobby with high floor-to-floor height is approvable by BD as per PNAP APP-2. Examples for hotel with high floor-to-floor height main entrance lobby include Kimpton Tsim Sha Tsui Hong Kong, Harbour Grand Hong Kong, Hotel Icon, Four Season Hotel Hong Kong, etc. Examples for commercial use with high floor-to-floor height main entrance lobby include International Commerce Centre (ICC), Taikoo Place, YHC Tower, Billion Centre, etc.</p>
<ul style="list-style-type: none"> ➤ 4.0m for F&B, function, and conference room floors; and 	<p>According to precedent commercial projects in Hong Kong, commercial floors with 5m floor-to-floor height are commonly approvable by BD. The proposed floor-to-floor height in 4m for F&B, function, and conference room floors does not exceed the approvable dimension.</p>
<ul style="list-style-type: none"> ➤ 3.5m for standard hotel guestroom floors. ➤ Floor-to-floor height (FTFH) of uppermost hotel floors – apart from the explanations for the FTFH of typical hotel floors, please consider elaborating the rationale for the FTFH of 3.85m for the uppermost two hotel floors. 	<p>According to PNAP APP-5, 3.5m is an acceptable proposed height of storey of habitation rooms.</p> <p>The hotel’s uppermost two floors will be VIP suites, each with a floor-to-floor height (FTFH) of 3.85 m. This specification, uncommon in Tsim Sha Tsui, is intended to appeal to a niche segment of high-end tourists. In accordance with PNAP APP-5, the maximum permissible floor-to-floor height for habitable rooms on the topmost floor is 4 m.</p>

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<p>3. It is noted from para. 5.3 of the Supplementary Planning Statement (SPS) that bonus PR (presumably under B(P)R 22(1) or 22(2)) will be claimed for both the OZP-required setback area and the voluntary setback area. According to your earlier floor plans, we note that the basement levels will be built up to the edge of the lot (i.e. underneath the two setback areas). We understand that to be eligible to claim bonus PR under B(P)R 22, no building structures shall be built above/on/underneath the dedication area. Grateful if you could clarify this. Moreover, please explicitly state the amount of bonus PR/GFA that might be claimed and confirm whether such bonus PR/GFA has been reflected in the building bulk of the current proposed scheme.</p> <p>Supporting Planning Statement (paragraph 5.2)/RtC (page 3) – if our understanding is correct, please consider revising “Should such bonus PR/GFA might be claimed, the building envelope of the current proposed scheme can be accommodated” to something along the lines of “Should such bonus PR/GFA be claimed, the bonus can be accommodated within the current proposed scheme (i.e. within a maximum building height of 140mPD)”</p>	<p>Please be clarified that:-</p> <ol style="list-style-type: none"> 1. No building structure is built above/on/underneath the 1.5m OZP required set back in the attached revised drawings. 2. Under B(P)R 22, the amount of bonus PR/GFA of the 1.5m OZP required setback that might be claimed is around 0.138PR/157.472 s.m. 3. Should such bonus PR/GFA be claimed, the bonus can be accommodated within the current proposed scheme (i.e. within a maximum building height of 140mPD). 4. The 2.8 m voluntary set back zone is following the “flexible site coverage” guideline in PNAP APP-132. The additional site coverage has been reflected in the current proposed scheme. There is no implication to the plot ratio.

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<p>4. Please explicitly state the amount of disregarded/concessionary/exempted GFA under the relevant PNAPs (such as back-of-house facilities for hotel developments) and confirm whether such disregarded/concessionary/exempted GFA has been reflected into the building bulk of the current proposed scheme.</p>	<p>Hotel facilities exempted under PNAP APP-40 makes up around 855 s.m. (5% of the total GFA of the proposed hotel). There are also other areas with GFA exempted under other PNAPs (APP-2, APP-19, APP-42, APP-152, APP-84, APP-89, APP-122, JPN1, JPN2, etc.), these areas include but not limited to essential plant rooms, curtain walls, voids, carparks, air-conditioning rooms, lift shaft exemption, etc. Exact areas could be provided until detail design stage with GBP submission to BD.</p> <p>Nevertheless, to the best of our Architect’s knowledge, the aforesaid disregarded/concessionary/exempted GFA has been generally reflected in the building bulk of the current proposed scheme.</p>
<p>5. Please consider supplementing further commentary/illustrations to help the reader appreciate the “innovative building design” of your proposed scheme.</p>	<p>Text heading for paragraph 5.7 has been amended.</p>
<p><u>Other Clarifications</u></p>	<p>A high-resolution image is attached in SK-21 and SK-22 of the Appendix I.</p>
<p>1. Para. 5.4, Figure 3 of SPS: Please provide high resolution image with good legibility to enable incorporation into the TPB Paper.</p>	<p>VIA Figure 3.1 revised; VIA updated accordingly.</p>
<p>2. VIA: Figure 3.1 does not match with Figure 3 of SPS.</p>	<p>VIA Figure 7.3 revised; VIA updated accordingly.</p>

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3. VIA: Figure 7.3 lacks visual impression of the improved streetscape and building canopy as mentioned in para. 5.4 of the SPS.	SK-04 amended.
4. The vertical greening as shown on Para. 5.4, Figure 3 of SPS does not seem to match with the drawing in your Appendix I MLP (Drawing No. SK-04).	SK-04 amended.
5. Please consider labelling the front page and the headers/footers of the submitted PDF as “Supporting Planning Statement” as appropriate.	Noted; SPS amended.
6. Appendix II (paragraph 5.6) – please update the building setback information to tally with the latest proposed scheme.	TIA (setback 4.3m) updated in Appendix II .
7. Appendix IV – the sewerage impact assessment (SIA) appears to have adopted a total floor area of 13,588m ² instead of 17,116m ² . Please revisit if this is correct. If it is the negative, the SIA and the relevant paragraph in the Supporting Planning Statement should be updated accordingly.	SIA revised in Appendix IV : “The total non-domestic GFA is 17116.5 m ² . However, for the SIA calculation, area 13,588 m ² is adopted which excludes staircases, lift shafts, lobby areas, back-of-house spaces, and plant rooms.”